031.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,000 / 926,000
					USE VALUE:	926,000 / 926,000
					ASSESSED:	926,000 / 926,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLLIDAY RUSSELL A &	
Owner 2:	LEAHY LORI B	
Owner 3:		
Street 1:	53 WESTMORELAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry / Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HOLLIDAY RUSSELL A -
Owner 2:	-
Street 1:	19 ALLEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2692 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	482,000		444,000	926,000
Total Card	0.103	482,000		444,000	926,000
Total Parcel	0.103	482,000		444,000	926,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.95 | /Parcel: 343.95

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 21611

GIS Ref

GIS Ref

Insp Date 10/07/17

!2586!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,000	0	4,500.	444,000	926,000		Year end	12/23/2021
2021	104	FV	460,100	0	4,500.	444,000	904,100		Year End Roll	12/10/2020
2020	104	FV	460,300	0	4,500.	444,000	904,300	904,300	Year End Roll	12/18/2019
2019	104	FV	358,600	0	4,500.	471,800	830,400	830,400	Year End Roll	1/3/2019
2018	104	FV	358,600	0	4,500.	344,100	702,700	702,700	Year End Roll	12/20/2017
2017	104	FV	336,500	0	4,500.	299,700	636,200	636,200	Year End Roll	1/3/2017
2016	104	FV	336,500	0	4,500.	255,300	591,800	591,800	Year End	1/4/2016
2015	104	FV	300,100	0	4,500.	249,800	549,900	549,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:43:59

LAST REV

Date	Time
07/09/21	08:42:02
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2586

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOLLIDAY RUSSEL	62578-558		9/4/2013	Convenience	1	No	No		
KEEFFE ELEANOR	51136-321		5/5/2008		560,000	No	No		
	13883-94		1/18/1980		93,000	No	No		N

USER DEFINED

Prior Id # 1:	21611
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/1998	407	Redo Bat	6,800					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/9/2021	USPS	JO	Jenny O
10/7/2017	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	189	PATRIOT
4/1/2000	Inspected	197	PATRIOT
2/23/2000	Measured	264	PATRIOT
8/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08388424
Const Adj.:	0.98000199
Adj $ / SQ:	191.198
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	698518
Depreciation:	216540
Depreciated Total:	481977

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

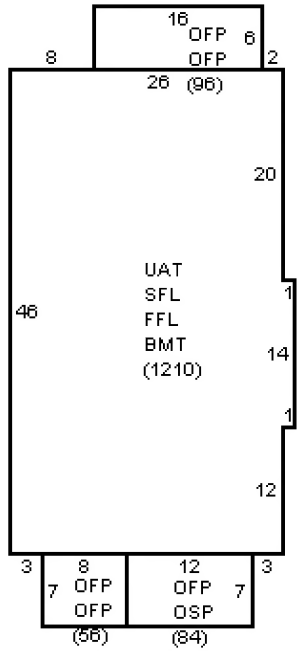
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	191.20
Special Features:	0	Val/Su Net:	109.42
Final Total:	482000	Val/Su SzAd	199.17

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	57.360	69,405
FFL	First Floor	1,210	191.200	231,349
SFL	Second Floor	1,210	191.200	231,349
OFP	Open Porch	388	20.340	7,891
UAT	Upper Attic	303	128.100	38,751
OSP	Screen Porch	84	38.960	3,273
	Net Sketched Area:	4,405	Total:	582,018
Size Ad	2420	Gross Area	5312	FinArea 2692

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

031.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: